

Approved January 23, 2020

TOWN CLERK

2020 JAN 23 PM 2:51

DUXBURY, MASS.



## Town of Duxbury Community Preservation Committee

### Minutes of January 16, 2020

The Community Preservation Committee (CPC) met on Thursday, January 16, 2020 at 8:15 AM in the Mural Room at the Duxbury Town Hall.

**Members Present:** Holly Morris; Tag Carpenter; Cynthia Ladd Fiorini (leaves 9:50); Tony Kelso; Paul McCormack; Kathy Palmer; Sarianna Seewald

**Members Absent:** none

**Staff Present:** Joe Grady, CPC Administrator; Susan Ossoff, CPC Administrative Assistant

The meeting was called to order by Chair Holly Morris at 8:22 am.

#### HOUSING UPDATE – DIANE BARTLETT

Diane Bartlett informed the CPC that last spring, the Duxbury Affordable Housing Trust (DAHT) met with the Town Manager and representatives from the Police and Fire Departments regarding Island Creek (Beacon Properties) issues. There are now monthly meetings of Island Creek and the Police and Fire Departments, and a number of other changes that have been effective and reduced the volume of calls. There is a waiting list for affordable units at Island Creek but currently there are 4 market rate units available.

Diane Bartlett said the DAHT is voting today to authorize funds for the 0 East Street, Loring Bogs land that the Board of Selectmen has the Right of First Refusal for. Joe Grady said that this project is using a creative approach; it can be a site for affordable housing, the Agricultural Commission is investigating the possibility of using an upland bog for other types of agriculture, and some of the land can be used for Open Space.

The Town had inclusionary zoning according to Mrs. Bartlett that required a development of 10 or more lots to have 10% of the development be affordable or alternatively the developer could pay money to be used by the DAHT to develop housing. Recently this was determined to be not legal. The DAHT has written a letter to the BOS emphasizing the need to fix this bylaw. Cynthia Ladd Fiorini said this is a priority of the Planning Board; the zoning bylaws need an overhaul but the focus was on getting the Comprehensive Plan completed and now this is the priority zoning bylaw to be addressed.

Diane Bartlett said that based on 10 year old data, the Town has 5532 units and the 10% goal for affordable housing would be 553 units; the town is currently at 7.81%. the DAHT has asked the Assessor to estimate more updated figures, this estimate is that there are 6853 units which means the Town needs 253 more units to get to 10%. The actual numbers won't be available until after the 2020 census is complete.

Joe Grady said he feels there is a need for professional staff to work on Affordable Housing. Diane Bartlett said she has been working with Scott Lambiase; he wants this person to be an

878 Tremont Street, Duxbury, MA 02332; Telephone: 781-934-1100 x 5471; Fax: 781-934-1137

---

The mission of the Town of Duxbury is to deliver excellent services to the community in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community and preserve the unique character of our town.

employee in his office. Without ongoing revenue the DAHT does not want to hire their own employee; Holly Morris said some communities fund it through CPA but this requires an annual vote at Town Meeting to continue the position's funding. Joe Grady said there are examples of towns collaborating and sharing the staff, funded with CPA funds.

There was discussion about an article for this year's Town Meeting warrant to transfer the remaining funds from Article 26 of the 2008 Annual Town Meeting to the DAHT.

Cynthia Ladd Fiorini made a motion to recommend an article for the 2020 Town Meeting warrant to transfer the remaining funds from Article 26 of the 2008 Annual Town Meeting (~\$318,782.60) to the Duxbury Affordable Housing Trust. The motion was seconded by Paul McCormack and approved by a vote of 7-0.

Paul McCormack made a motion to support the January 16, 2020 letter from the Duxbury Affordable Housing Trust to the Duxbury Board of Selectmen asking that the issues with the inclusionary bylaw zoning bylaw be resolved as soon as possible. The motion was seconded by Tony Kelso and approved by a vote of 7-0.

#### **OPEN PROJECT UPDATES**

Paul McCormack said the Chestnut Street housing improvements project is progressing and is going well.

#### **PROJECTS SUBMITTED FOR 2020 UPDATES**

None

#### **CPA SURCHARGE INCREASE: DISCUSSION**

Holly Morris said additional CPA funding is needed to address the many issues facing the Town. These funds can be used for projects to help preserve the Town's character. It is important for protecting historic resources, for creating more affordable housing, for open space protection, for supporting recreation, and for protection of groundwater.

The question of whether asking for a smaller increase, say to 2%, was raised. With 3% the Town gets more match funding from the State and is eligible for additional rounds of funding. Paul McCormack said it is important to emphasize that having this funding allows the town to control development and have more control over the types of affordable housing that is built in Town.

Joe Grady said that the Town has borrowed money for various building projects; this is exempt debt and it decreases over time. It would be useful to see how this is decreasing and perhaps the CPA surcharge increase would be offset by decreases in exempt debt that is due.

There was a discussion of how to advocate for this increase. Suggestions included: articles in the paper, letters to the editor of the paper, talking to groups and boards, an interested citizens group would be helpful, a form letter and email blasts.

## **ADMINISTRATIVE MATTERS**

### **Minutes for approval:**

Tony Kelso made a motion that the following Regular Session minutes be approved as written:

October 31, 2019  
November 7, 2019  
November 14, 2019  
November 21, 2019  
December 2, 2019  
December 12, 2019

The motion was seconded by Paul McCormack and approved by a vote of 6—0.

Tony Kelso made a motion that the Executive Session minutes of November 7, November 14, and November 21 be approved but not for release to the public. The motion was seconded by Kathy Palmer and approved by a vote of 6-0.

### **Project Closeout with Signatures**

A vote was taken to close these projects out previously, but the Accountant has asked for a document requesting this that is signed by the Committee. Cynthia Ladd Fiorini made a motion to:

Close the Temple Street Community Housing Project voted as Article 21 of the March 2009 ATM (account #280-183-5715-5306) and return the remaining \$3,698.00 to the Housing Reserve and

Close the Blairhaven Project voted as Article 24 of the March 2011 ATM (account #280-179-5720-5810) and return the remaining \$51,285.34 to the Undesignated Fund balance and

Close the Online Historical Archives Project voted as Article 19 of the March 2014 ATM (account #280-196-5731-5700) and return the remaining \$1,654.30 to the Historic Resources Reserve and

Close the Duxbury Bay Signage Project voted as Article 30 of the March 2015 ATM (account #280-196-5737-5700) and return the remaining \$13,377.30 to the Historic Resources Reserve and

Close the Town Clerk Historic Records Project voted as Article 42 of the March 2018 ATM (account #280-196-5747-5700) and return the remaining \$2,085.00 to the Historic Resources Reserve.

The motion was seconded by Tony Kelso and approved by a vote of 7-0.

### **Change funding source for the Agricultural Improvements Project**

Cynthia Ladd Fiorini made a motion to change the recommended funding source voted on November 14, 2019 for the DeLorenzo Agricultural Improvements Project from the Open Space fund and instead recommend this project be funded from the Undesignated Fund in the amount of \$63,000. The motion was seconded by Sarianna Seewald and approved by a vote of 7-0.

**Invoices and requisitions approved since the last meeting:**

A requisition in the amount of \$160,000 for Eagle eye Contractors for the Chestnut Street housing Improvements Project.

Invoice #124001 from KP Law in the amount of \$97.50 for recording assistance for a Conservation Restriction for the Merry Property.

Invoice #1 from Eagle Eyes Contractor in the amount of \$7114 for the Chestnut Street Housing Improvements Project

Invoice #689 from the Duxbury Rural & Historical Society in the amount of \$17,000 as reimbursement for work on the King Caesar House Windows & Gutters project.

**Next Meeting:** The CPC will meet next Thursday, January 23 at 8:15 am.

**ADJOURN**

On a motion by Tony Kelso, seconded by Sarianna Seewald, it was voted 6-0 to adjourn the meeting at 9:55 am.